

Brooklyn Conservation Commission
Regular Meeting Minutes
Monday December 5, 2022
Clifford Green Building and Virtual Meeting 7:00 pm

Present: Richard Calarco, Diane Wimmer, Dana Heilemann, Carolyn Teed-Ives, and Sara Deshaies,
Recording Secretary

Also Present: Austin Tanner, Jana Roberson, and members of the public in person and online

1. Call to Order – Richard called the meeting to order at 7:15pm.
2. Minutes of ~~October~~ November Meeting – Diane asked for a correction to spacing at the end of the minutes to reflect a motion rather than amotion. Carolyn made a motion to accept the minutes as corrected. Dana Seconded. Motion passed 4-0-0.
Diane asked for a motion to correct the month of minutes from October to November as a correction. Richard made a motion to make that correction. Carolyn seconded. Motion passed 4-0-0.
3. New Business
 - a) subdivision reviews
ZPC 22-007
Little Dipper Farm: Proposed Modifications to the Zoning Text Amendment to allow Glamp-Grounds and Glamping in the RA (Residential-Agricultural) Zone – Jana Roberson, Town Planner, clarified that this application is not a subdivision. The applicant chose to submit the application before the Conservation Commission as a courtesy and the Commission is not required to respond. She then stated that the Connecticut general statute #7-131A states that the Conservation Commissions may make recommendations on applications to the Planning and Zoning Commission. This application has been revised a few times based on feedback. Discussion was had around specific additional requirements to the regulations to be sure the environment and farming properties are minimally impacted. The Commission's recommendation is that area of a glamping campgrounds are not permitted to damage resources identified in the co-occurring resource inventory as stated in the Planning of Conservation and Development. Other natural resources must be considered as well. Jim Dougherty, a resident of Bush Hill Rd., presented a document with several points in opposition to the application (included with these minutes).
Another resident addressed Dr. Poland's plan regarding the 25% farmland designation and the way it's written doesn't rule out the applicant being able to do what they want.
Jackie Igliozzi (sp?), a resident, asked Jana if the POCD ever included campgrounds. Why are they no longer allowed? No one seems to know why. Jana stated that zoning regulations started in 1972 and is a living document.
Austin made the argument that the applicant could theoretically subdivide the land and build more homes. Some residents would prefer that to glamping. Some residents don't appreciate the applicant making such threats about that and a gravel pit.
Richard would like to see additional resources need to be vetted in the suggested regulations prior to approval.
Dana made a motion to submit the first recommendation: "The Commission's recommendation is that area of a glamping campgrounds are not permitted to damage resources identified in the co-occurring resource inventory as stated in the Planning of Conservation and Development. Other natural resources must be vetted prior to a regulation change. For example, historic, fishery, wildlife corridors, archeological, endangered species." Diane seconded. Motion passed 4-0-0.

Carolyn stated that the Commission's function is to balance economic development, environmental protection and quality of life. While not everyone will like the outcome, she reminds all that the Town needs should be considered. Diane would like the Town to be proactive about the balance. Richard states that recommendations follow that balance. Jim Dougherty He also stated that he did not hear anything about the economic upside for the Town. It seems the economics only benefit the applicant. Also, the resources would be stretched thin.

- b) Discussion with Brooklyn Planning and Zoning Director – This is a preliminary and informal discussion. Jana had an idea for a parcel up for sale. An 11-acre parcel on the Quinebaug River, considered “West Wauregan”. Part of the old Wauregan Mill Property. They had to control the land on either side of the river (43 acres on the Plainfield side) to dam the river for hydropower. The Plainfield side recently changed hands and will become housing. The transfer did not include the Brooklyn property. It cannot be built on, it's almost 100% flood plain, 75% wetlands. It would be a good chunk of trails, open space along the river. There is an open space fund. Maybe some grants they can apply for? Rene SanGermano, recreation director, pointed out that the Town owns a small trapezoid of land that could be used for parking. It may be worth considering.
- c) Approval of 2023 Meeting Calendar – 2023 will be first Monday of the month, except January, which will be Tuesday January 3rd. Carolyn made a motion to approve. Dana seconded.
- 4. Budget 2022-2023 – Budgets are due in February.
- 5. Old Business -
 - a. Trails - Richard talked to Rene, recreation director. Richard will be present at Parks & Recreation meeting in January. Conservation will apply for advertising/public relations grants. Trail Day will be first Saturday in June. Richard asked for volunteers. Richard asked for some mowing to be done in the Winter months.
 - b. Brooklyn Middle School Trails Update – Diane took some kids along the trail and Shannon has already started with signage. She is not sure about the website.
- 7. Correspondence – Letter from the Town Clerk to submit calendar.
- 8. Public Comment – Stated above.
- 9. Adjournment – Diane made a motion to adjourn. Carolyn seconded. Meeting adjourned at 9:33pm.

Respectfully Submitted,

Sara Deshaies,
Recording Secretary

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10. Select MEETING OWL PRO CAMER
11. Meeting

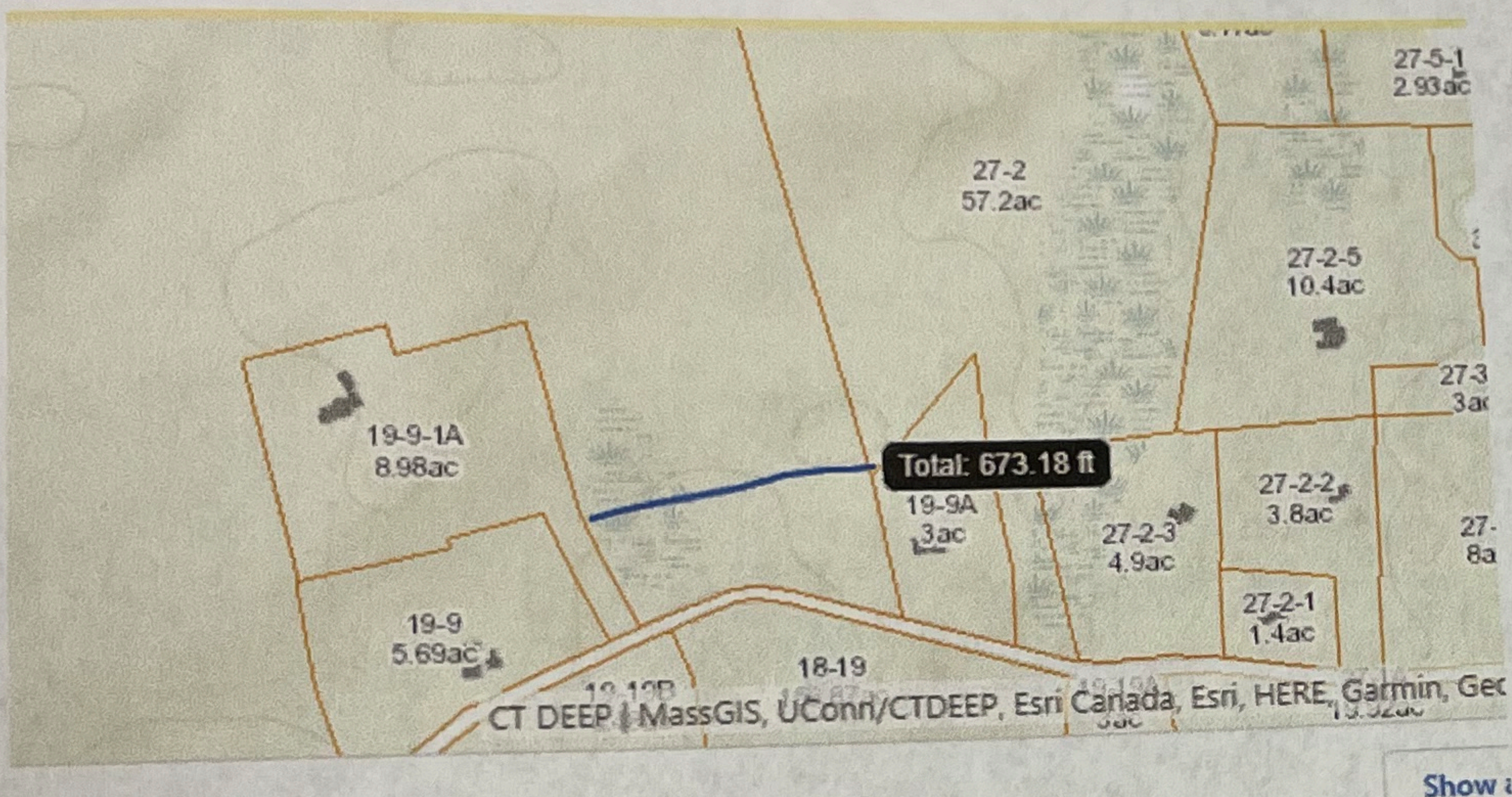
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Conservation Commission Comments Regarding Text Amendment December 5, 2024

1. What is proposed plan to review post-construction stormwater management impacts? Sites should be subject to same development standards of commercial properties.
2. What are the procedures for camp fire permitting? What are the requirements for access to fire hydrants and fire extinguishers? Requirements should be incorporated into text amendment even if by reference to the Fire Code.
3. All access ways throughout site should be a minimum of 18 feet in width to support emergency vehicle access. First 100 feet of main access should be paved as well as any parking lots.
4. More specifics regarding allowable height of lighting should be provided, proximity to abutters, and photometric plan should be provided as part of Site Plan or Special Permit process.
5. Sites should be prohibited from being located in Floodplain.
6. Litter control plan should be required and note places for trash collection, times for removal, and property maintenance schedule to pick up debris, including surrounding roads.
7. No underground storage of petroleum should be allowed. Any aboveground storage should be shown on Site plan and stored in accordance with EPA's Spill Prevention, Control, and Countermeasure (SPCC) Regulation.
8. Applicant should be required to consult CT DEEP (Department of Energy and Environmental Protection) regarding potential threatened or endangered habitats if property is located within ½-mile of any shaded area shown on the most recent NDDB (Natural Diversity Database) mapping. The Bush Hill Road site is approximately 1,760 feet from a shaded area so it would be tripped for that property.
9. Glamping should be prohibited within the 100-year Floodplain, Aquifer Protection Areas, and areas within Key Agriculture Clusters and/or areas of High Critical Resource Value as designated by the POCD Land Use Policy Map. (The POCD map areas mentioned would prohibit use of the Bush Hill Road property)
10. A copy of the POCD recommendations for guiding development within Open Space and Natural Resource areas is also included in my e-mail. Here are the key points to prohibit Glamping within Key Agricultural Clusters and areas of High Critical Resource Value
 - *#1 Preserve priority open space areas, particularly areas with co-occurring, high value resources through dedication, acquisition or regulation.* – Justification to prohibit glamping and/or subdivision – Expanding and preserving existing open space areas within Brooklyn is best served by preserving additional lands contiguous to existing open space and those of high critical resource value areas. Development of these areas should be limited to agricultural, open space preservations, and low density uses.
 - *#4. Identify and assist willing land owners to protect properties with significant resources.* – This POCD recommendation could be interpreted to imply that the Town could consider the Bush Hill Rd property abutters as land owners interested in protecting the property and therefore be asking you what ideas we have.
 - *#6 Protect uplands around significant wetlands through dedication, acquisition – Wetlands soils are all throughout the Bush Hill Road property*
 - *# 12. Encourage and support sustainable forest and agriculture practices for the protection of forest based industries and healthy native wildlife populations* - Bush Hill Road property is nearby an area mapped as NDDB (Natural Diversity Data Base) resource area which should

be allowed to expand. This expansion may be prevented from doing so with Glamping or any other high intensity development. This property should be screened prior to any approval being considered for "endangered, threatened and special concern species and important natural communities in Connecticut".

Little Dipper Bush Hill Road Specific Comments:



1. There are wetland soils mapped all over the Bush Hill Rd site (see areas in green shading on wetlands map above). I would think ANY development on this property would require wetlands delineation and permitting.
2. The Plan of Conservation and Development (POCD) indicates that the Bush Hill Rd Little Dipper property is comprised of co-occurring critical resources on their Land Use Map (attached) and specifically states "Co-Occurring Critical Resources: Based on analysis done by the Brooklyn Conservation Commission, critical natural resources such as wetlands, stream corridors, wildlife corridors, prime farmland soils, and other factors were weighted. This layer suggests the environmental sensitivity to development, and conversely, the priority for permanent protection. "High Resource Priority" areas should be targeted for conservation, or for environmentally-friendly development such as cluster subdivisions."
3. The POCD also shows that the Bush Hill Road property is adjacent to Key Agricultural Areas defined as "Key Agricultural Areas: Lands defined as having prime and by the USDA-Natural Resources Conservation Service". One could argue that allowing Glamping on the Bush Hill property would make use of these lands for agricultural use less likely to occur and be preserved as such.

OPEN SPACE & NATURAL RESOURCES CONSERVATION

Recommendations

1. Preserve priority open space areas, particularly areas with co-occurring, high value resources through dedication, acquisition or regulation
2. Promote adoption of Conservation Subdivision Overlay Zones in areas with multiple co-occurring resources
3. Promote the adoption of scenic roads where appropriate
4. Identify and assist willing land owners to protect properties with significant resources
5. Promote allocation of funds for land protection (annual budget item)
6. Protect uplands around significant wetlands through dedication, acquisition or adoption of overlay zones
7. Promote adoption of regulations for Low Impact Development (LID) and Best Management Practices
8. Maintain vigilant enforcement of Town IWWC regulations
9. Adopt Aquifer Protection Area regulations (awaiting final zone designation – Level A mapping)
10. Identify potential future public water sources and establish Aquifer Protection Zone
11. Maintain and enhance natural connections and links through the establishment and expansion of multi-use Greenways
12. Encourage and support sustainable forest and agriculture practices for the protection of forest based industries and healthy native wildlife populations
13. Establish an inter-board “green team” to promote sustainable energy and resource utilization for municipal facilities and projects